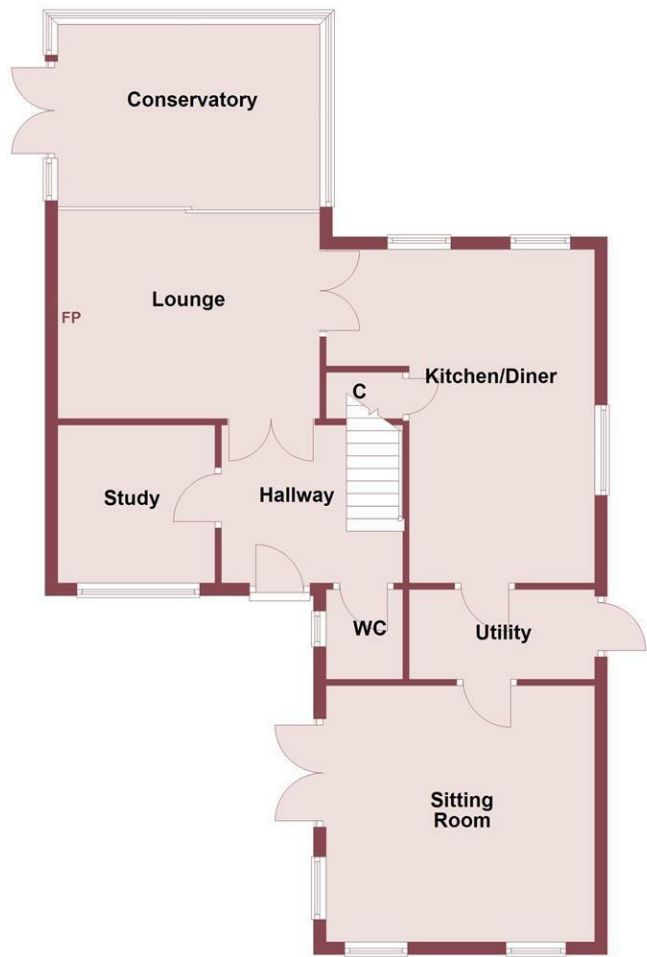
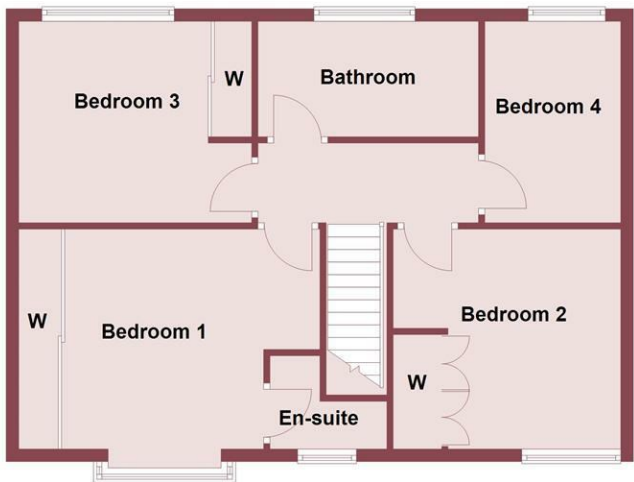




Ground Floor



First Floor



Grenfell Park, Neston, CH64 6TT

Offers Over £550,000

 4 Bedroom  3 Reception  2 Bathroom 

****Attractively Priced Substantial & Detached Family House - Sought After Parkgate Location - Beautifully Presented Inside and Out****

Hewitt Adams are thrilled to be offering to the market this spacious and beautifully presented, four bedroom detached family home in Grenfell Park a sought-after area of Parkgate. A short walk from Parkgate Promenade and a short journey from Neston and its excellent local amenities, good transport links and catchment area for highly acclaimed schools including Parkgate Primary School. The property benefits from gas central heating and double glazing throughout.

This property occupies a lovely private plot and the accommodation briefly comprises; Entrance hall, WC, study, living room, modern kitchen/diner with a wide range of low and high level storage units, utility room, further reception room and a conservatory.

To the first floor there are four well sized bedrooms, the master bedroom has an ensuite. There is also a family bathroom.

Externally, to the rear of the property is a private and beautifully landscaped garden with an array of external lighting and secure boundaries. The garden is mainly laid to lawn with Indian Stone patio areas, a wooden gazebo perfect for entertaining. At the front of the property offers a large driveway providing off road parking for multiple vehicles and a well kept front garden, garage access, gated access to the rear.

Entrance Hallway

11'03 x 5'11 (3.43m x 1.80m)
uPVC front door, central heating radiator, stairs to first floor, doors leading to;

WC

6'08 x 4'07 (2.03m x 1.40m)
Fully tiled, WC, wash hand basin, window to side.

Study

9'05 x 7'03 (2.87m x 2.21m)
Window to front elevation, central heating radiator.

Lounge

15'03 x 14'10 (4.65m x 4.52m)
Sliding doors to conservatory, central heating radiator, wood burning stove with oak mantle and slate hearth, double doors to kitchen.

Conservatory

14'05 x 12'08 (4.39m x 3.86m)
Windows overlooking the garden, French door leading outside, tiled flooring.

Kitchen/Diner

20'09 x 14'01 (6.32m x 4.29m)
A beautifully fitted, bright and spacious entertaining kitchen comprising a range of well appointed wall and base units with Quartz work surfaces incorporating one and half sink and drainer, integrated appliances includes; double oven, dishwasher, space for fridge freezer, five ring gas hob. Breakfast bar with space for seating, inset spotlights windows to side and rear aspects, two central heating radiators, storage cupboard, door to utility room.

Utility Room

5'07 x 5'03 (1.70m x 1.60m)
Further storage cupboards, space and plumbing for washing machine and tumble dryer, door to side of the property, door to sitting room.

Sitting Room

16'11 x 16'04 (5.16m x 4.98m)
Windows to front and side aspects, French doors to side, central heating radiator, inset spotlights.

Landing

Loft access hatch, doors to;

Bedroom 1

16'07 x 13'02 (5.05m x 4.01m)
Window to rear elevation, central heating radiator, fitted wardrobes, door to ensuite;

Ensuite

7'06 x 5'08 (2.29m x 1.73m)
Comprising; WC, wash hand basin with vanity, walk in shower cubicle, window to front aspect, heated towel radiator.

Bedroom 2

Window to front elevation, central heating radiator, fitted wardrobes.

Bedroom 3

11'06 x 9'00 (3.51m x 2.74m)
Window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom 4

7'00 x 7'02 (2.13m x 2.18m)
Window to rear elevation, central heating radiator.

Bathroom

9'08 x 6'02 (2.95m x 1.88m)
A spacious bathroom comprising; WC, wash hand basin, range of vanity storage, P-shape bath with shower over, fully tiled, inset spotlights, window to rear aspect.

Garage

Up and over door to front, lighting and power.

